



Petition Number: 1010-PUD-11

Subject Site Address: Southeast Corner of 161st Street & Oak Ridge Road

Petitioner: Pulte Homes of Indiana

Representative: Steve Hardin, Baker & Daniels LLC

Request: Amendments to the development standards of the Viking Meadows PUD

Current Zoning: Viking Meadows PUD

Current Land Use: Residential/Vacant

Approximate Acreage: 220.67 acres

Zoning History: 0311-PUD-07 – Original Viking Meadows PUD (Ord. 04-22); *Approved*

Exhibits:

1. Staff Report
2. Aerial Location Map
3. TAC Letters
4. Petitioner's Proposal

Staff Reviewer: Kevin M. Todd, AICP

Petition History

This petition was introduced at the September 13, 2010 City Council meeting and appeared before the Technical Advisory Committee on September 21, 2010. It is scheduled to receive a public hearing at the October 4, 2010 Advisory Plan Commission (the "APC") meeting.

Procedural

- Amendments to approved Planned Unit Development ("PUD") Districts are required to be considered at a public hearing. The public hearing for this petition will be held on October 4, 2010 at the APC meeting.
- Notice of the October 4, 2010 public hearing was provided in accordance with the APC Rules of Procedure.
- The recommendation from the APC to the City Council may be made at the October 18, 2010 APC meeting.



Project Description

This project seeks to modify some of the development and architectural standards for Parcels A, B, E and F of the Viking Meadows PUD. The Viking Meadows PUD is bound by 161st Street to the north, Oak Ridge Road to the west, Village Farms Subdivision to the south and the Farr Hills and Buena Vista subdivisions to the east (the “Property”). The proposal would maintain all previously-approved land uses and it would modify some development and architectural standards. The submitted executive summary (see Exhibit 4) indicates that the previously-planned amenity features will be completed as a part of this project.

Big Picture Discussion Items

Staff is aware that the petitioner has hosted neighborhood meetings and has had several conversations with existing residents and neighbors of Viking Meadows since the City Council introduction on September 13, 2010. It is expected that the PUD, as originally submitted, will change. Staff has spoken with the petitioner and they will be prepared to provide an update at the APC meeting on October 4, 2010.

Development Standards

As submitted, many of the existing development standards in the Viking Meadows PUD Ordinance would remain unchanged. The proposed changes to the development standards pertain to Parcels A, B, E and F. As submitted, the proposal modifies the minimum lot widths, minimum lot sizes, minimum side yard setbacks, and minimum home sizes in Parcels A and B. As submitted, the proposal modifies the maximum building height, the minimum setback requirements, the allowable density, and it establishes minimum unit sizes for apartments in Parcels E and F.

Architectural Standards

As submitted, the proposal modifies some of the architectural standards for Parcels A and B. The proposed changes include a modification to the roof overhang requirement, a modification to the number of corner breaks for the rear elevation, and a modification to the types of windows allowed. As submitted, the proposal also includes fiber cement siding (i.e., Hardiplank) as an acceptable masonry material.



Number of Dwelling Units

As submitted, the proposal modifies the maximum number of dwelling units in Parcels A, E and F. The existing Viking Meadows PUD allows a total of 326 residential lots in Parcel A (number of 75-foot lots = 138; number of 85-foot lots = 188). As submitted, the proposal does not change the overall total number of lots in Parcel A, but rather changes the distribution of lots (number of 65-foot lots = 178; number of 80-foot lots = 148). As submitted, the proposal increases in the total number of dwelling units on Parcels E and F. Parcel E is proposed to increase from 82 units to 147 units. Parcel F is proposed to increase from 51 units to 92 units.

Public Policy

Westfield Comprehensive Plan

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as Suburban Residential. The Comprehensive Plan identifies residential uses as appropriate in the Suburban Residential area. The proposed use of the Property is consistent with the recommendation from the Comprehensive Plan.

Westfield Thoroughfare Plan

The Westfield Thoroughfare Plan classifies the adjacent segments of 161st Street, 156th Street and Oak Ridge Road as a “Secondary Arterial”. The recommended right-of-way width for a Secondary Arterial is 120 feet.

Park & Recreation Master Plan

The Park & Recreation Master Plan (the “Parks Plan”) does not make specific recommendations for the Property. The Monon Trail traverses the Property. The abutting segment of the Monon Trail has been installed and is currently being used.

Water & Sewer System

The Property is currently on the City’s water and sewer systems. The impact on public infrastructure was planned with the original approval in 2004.

Annexation

The Property is within the corporate boundaries of the City of Westfield.



Well Head Protection – Ord. 05-31

Portions of the Property are located within Zone 1 and Zone 2 of a wellhead protection area. This should not impact the zoning of property (such as a PUD amendment). However, the Wellhead Protection Ordinance (Ord. 05-31) may come into effect at the development plan stage, depending on the details of the development.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Staff Comments

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make the necessary revisions to the plans, as addressed in this staff report. The Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
3. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 379-6467 or ktodd@westfield.in.gov.